

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 16<sup>th</sup> day of February 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Bob Tipton absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

#### CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

#### **BRIEFING SESSION**

##### ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z15-10, CU15-44, PD15-06    GRAPEVINE BLUFFS

Chairman Oliver closed the Briefing Session at 7:21 p.m.

#### **JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:36 p.m. in the City Council Chambers. Items 3-4 of the Joint Public Hearings were held in the City Council Chambers. The

Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

## PLANNING AND ZONING COMMISSION REGULAR SESSION

### CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:49 p.m.

### ITEM 5, 6, 7. ZONE CHANGE APPLICATION Z15-10, CONDITIONAL USE APPLICATION CU15-44, PLANNED DEVELOPMENT OVERLAY PD16-06, GRAPEVINE BLUFFS

First for the Commission to consider and make recommendation to City Council was zone change application Z15-10, conditional use application CU15-44 and planned development overlay application PD16-06 submitted by JLB Realty LLC for property located at 3535 Corporate Drive and proposed to be platted as Lot 1, Block 1, Grapevine Bluffs. The applicant was requesting to rezone approximately 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-family District to allow a 472 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, recreational open space, front yard setback, building height, building separation, and off-street parking. A planned development overlay request is also proposed to include but not be limited to deviation from unit size, building length, and proximity to off-street parking.

The following is the proposed unit mix:

- 33 efficiency units ranging between 635-675 s.f.
- 269 one-bedroom units ranging between 700-1,075 s.f.
- 106 two-bedroom units ranging between 1,125-1,325 s.f.
- 14 three-bedroom units ranging between 1,600-1,670 s.f.
- 46 two-bedroom "townhouse" style units ranging between 1,450-1,595 s.f.
- 4 three-bedroom "townhouse" style units ranging between 2,040-2,097 s.f.

Utilizing the flexible design standards provision within the conditional use section of the "R-MF" Multi-family District regulations, the applicant proposed to vary from the following areas with the district:

- **Density:** The ordinance establishes a maximum of 20 dwelling units/acre. The applicant is requesting not to exceed 25 dwelling units/acre.
- **Recreational open space:** The ordinance establishes a minimum of 250 s.f. of planned and permanent recreational open space per dwelling unit. The applicant is requesting to establish 175 s.f. per dwelling unit for permanent recreational open space.

- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant is requesting to establish a front yard setback of ten feet along the future “east-west” drive, 15 feet along the northern ROW and 30 feet along Grapevine Mills Parkway (F.M. 2499).
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant is requesting three stories not to exceed 44 feet for the three story structures proposed and four stories not to exceed 56 feet for the four story structures.
- **Building separation:** The ordinance establishes a minimum building separation of 20 feet or the height of the structure, whichever is greater, between two unattached buildings. The applicant is requesting a minimum building separation of 20 feet.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 944 spaces. Based on the applicant’s parking study a proposed 1.8 spaces per unit is requested (854 spaces).

The applicant also intended to utilize the planned development overlay to deviate from the following requirements within the ordinance:

- **Minimum unit size:** The ordinance establishes a minimum size for efficiency, one-, two-, and three-bedroom units within a multi-family complex. Specifically, efficiency units can be no smaller than 600 s.f., one-bedroom units no smaller than 750 s.f., two-bedroom units no smaller than 900 s.f., and three-bedroom units no smaller than 1,000 s.f. The applicant proposes a minimum of 600 s.f. for efficiency units, a reduction to 700 s.f. for one-bedroom units, an increase to 1,125 s.f. for two-bedroom units, and an increase to 1,450 s.f. for three bedroom units.
- **Building length:** The ordinance establishes a maximum building length of 200 feet. The applicant proposes a maximum building length of 265 feet for those structures which comprise the courtyard in the center of the subject property.
- **Building separation and off-street parking:** The ordinance establishes a minimum 15 feet of building separation between structures and off-street parking/vehicle use areas. The applicant is proposing to eliminate this requirement.

In the Commission’s regular session discussion was held regarding internal walkability, open space, the parking layout and the number of units. Monica Hotelling moved to deny zone change application Z15-10 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin and Tiggelaar  
Nays: Luers

Monica Hotelling moved to deny conditional use application CU15-44 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

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Ayes: Oliver, Wilson, Hotelling, Fechter, Martin and Tiggelaar  
Nays: Luers

Monica Hotelling moved to deny planned development overlay application PD15-06 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin and Tiggelaar  
Nays: Luers

ITEM 8. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE BLUFFS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Bluffs Addition. The applicant was final platting 22.354 acres for the development of a multi-family complex.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Bluffs Addition. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 9. FINAL PLAT APPLICATION LOTS 1-8, BLOCK 1, ADAMS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Adams Addition. The applicant was final platting 1.653 acres for seven residential lots and one commercial lot.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Adams Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the January 19, 2016, Planning and Zoning Meeting.

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Monica Hotelling moved to approve the January 15, 2016 Planning and Zoning Commission Meeting minutes with the addition that Larry Oliver was attending the City Council Executive Session and arrived prior to the end of the briefing session. Dennis Luers Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

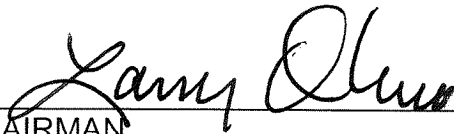
ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:11 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15<sup>TH</sup> DAY OF MARCH 2016.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN